



# Case Study

Clifton, Bristol

## Product Type:

Development Finance

## Term:

12 Months

## Property:

Eco Home

## Exit:

Refinance on to development finance



## Overview:

The borrowers were looking to purchase a vacant plot in the sought-after area of Clifton in Bristol. The vision was to build an Eco home that includes the latest green technologies such as solar panels, rain collection, low water flow taps and a flat living roof designed to provide a habitat for insects and wildlife.

The clients were able to purchase the land for the site, a small car park, and complete the ground up development of the large 4 bedroom Eco home. The property aims to make a 20% reduction in the total CO2 emissions as details within Bristols Climate Change and Sustainability Practice Note.

The loan amount over 14 months for the development is £713, 827.40 with the intended exit being the sale of the property. The house is set to be fully completed by September 2023 and will be available to purchase for approximately £1.8 million.



“ The senior Lending Manager, Heather, was great in allowing me to understand where we were up to, along with doing all that she could to get the completion over the line. Thanks to the whole team at Black & White, who allowed for a smooth couple of weeks prior to completion.

**Rob Williams, Cornerstone Finance, Broker**